

029.A

0002

0050.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

524,000 / 524,000

USE VALUE:

524,000 / 524,000

ASSESSED:

524,000 / 524,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50		HARLOW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	HE WEN	
Owner 2:	MA YIJUN	
Owner 3:		

Street 1:	48 HARLOW ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	MYERS BENJAMIN T & ELIZABETH -
Owner 2:	-

Street 1:	50 HARLOW STREET
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
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NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Asbestos Exterior and 1165 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7359													
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	520,600	3,400		524,000		
Total Card	0.000	520,600	3,400		524,000	Entered Lot Size	
Total Parcel	0.000	520,600	3,400		524,000	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	449.79	/Parcel:	449.7
						Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID	029.A-0002-0050.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	102	FV	512,800	3400	.		516,200	516,200 Year End Roll	12/18/2019
2019	102	FV	530,500	3400	.		533,900	533,900 Year End Roll	1/3/2019
2018	102	FV	521,000	3400	.		524,400	524,400 Year End Roll	12/20/2017
2017	102	FV	474,700	3400	.		478,100	478,100 Year End Roll	1/3/2017

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
MYERS BENJAMIN	70915-226		4/25/2018		535,000 No No
ERSKINE GEORGE	65667-21		7/2/2015		496,000 No No

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
4/9/2019		SQ Returned								JO	Jenny O								
5/23/2018		Measured								DGM	D Mann								
3/8/2016		Sales Review								PT	Paul T								
2/17/2016		NEW CONDO								PC	PHIL C								

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 65477-287.															
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 5 - Asbestos				A HBth:	Rating:																		
Sec Wall: %				OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:			Other															
Grade: C+ - Average (+)				CONDOS INFORMATION				Upper															
Year Blt: 1915		Eff Yr Blt:		Floor: 1 - 1st Floor				Lvl 2															
Alt LUC:		Alt %:		% Own: 40.000000000				Lvl 1															
Jurisdct: G17		Fact: .		Name:				Lower															
Const Mod:								Totals				RMs: 6	BRs: 2	Baths: 1	HB								
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRs	FL												
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	2	1												
Sec Int Wall: %				Economic:		%	Additions:																
Partition: E - Typical				Special:		%	Kitchen:																
Prim Floors: 3 - Hardwood				Override:		%	Baths:																
Sec Floors: %				Total: 4.6 %			Plumbing:																
Bsmnt Flr: 12 - Concrete							Electric:																
Subfloor:							Heating:																
Bsmnt Gar:							General:																
Electric: 3 - Typical							Totals				1	6	2										
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100																							
Solar HW: NO																							
% Com Wall																							
% Sprinkled:																							
MOBILE HOME				Make:			Model:			Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 029.A-0002-0050.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1	10x21	A	AV	1915	26.90	T	40	102				3,400			3,400				
More: N				Total Yard Items: 3,400				Total Special Features:								Total: 3,400				AssessPro Patriot Properties, Inc			